



11 Oakleigh Place, Chandler's Ford, SO53 2GF

£295,000

An impressive top floor apartment in a modern block located within close proximity to the centre of Chandler's Ford with its array of amenities including doctors, coffee shops and Waitrose supermarket. It is also very convenient for the No.1 Bus route linking Southampton and Winchester. The apartment benefits from an open plan kitchen/sitting room with the master bedroom also boasting an en-suite shower room. The block benefits from a lift to all floors, communal gardens and No.11 also benefits from an allocated underground car parking space as well as a storage cupboard in the car park. The property is offered for sale with no forward chain.

ACCOMMODATION

Communal Entrance Hall:

Stairs and lift to all floors, access to communal garden, stairs leading down to underground car park.

Entrance Hall:

Wall mounted security entry phone, built in storage cupboard, access to loft space.

Kitchen/Sitting Room:

20'2" plus recess x 14'1" (6.15m plus recess x 4.29m) Doors leading to Juliette balcony, built in double oven, built in gas hob, fitted extractor hood, integrated dishwasher, integrated fridge, integrated freezer, space and plumbing for washing machine, space for table and chairs, space for sofas, boiler in cupboard.

Bedroom 1:

16'1" x 11'2" (4.90m x 3.40m) Fitted wardrobes.

En- suite:

7'5" x 4'10" (2.26m x 1.47m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:

10'1" plus recess x 8'5" (3.07m plus recess x 2.57m)

Bathroom:

6'5" x 5'4" (1.96m x 1.63m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin, WC.

OUTSIDE

The property sits within communal grounds where there is a driveway leading to the underground car park.

Parking:

There is an allocated parking space in the underground car park where there is also a storage cupboard for No.11.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

99 Years from 2012

Ground Rent:

£250 annually

Maintenance Charge:

£2,711.50 annually

Approximate Age:

2012

Approximate Area:

71.3sqm/768sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

Local Council:

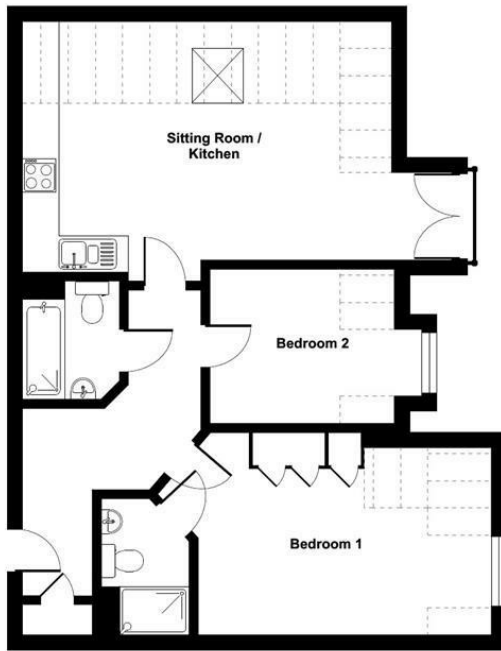
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Ground Floor = 613 sq ft / 56.9 sq m
 Limited Use Area(s) = 155 sq ft / 14.4 sq m
 Total = 768 sq ft / 71.3 sq m

For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1070351

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